| 128.0 | 0001 | 0016.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,024,500 / 1,024,500 |
| | | | | | USE VALUE: | 1,024,500 / 1,024,500 |
| | | | | | ASSESSED: | 1,024,500 / 1,024,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 34 | | ROBBINS RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SVENSON SONKE & CAROL A |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 34 ROBBINS RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MAJCHRZAK JEREMY - |
| Owner 2: | MAJCHRZAK NICOLA E - |
| Street 1: | 34 ROBBINS RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 7,548 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 2501 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7548.000 | 503,600 | 3,700 | 517,200 | 1,024,500 |
| Total Card | 0.173 | 503,600 | 3,700 | 517,200 | 1,024,500 |
| Total Parcel | 0.173 | 503,600 | 3,700 | 517,200 | 1,024,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.64 | /Parcel: 409.6

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 82680
GIS Ref:
GIS Ref:
Insp Date: 02/24/18

!9989!

## PREVIOUS ASSESSMENT

Parcel ID: 128.0-0001-0016.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 503,600 | 3700 | 7,548. | 517,200 | 1,024,500 | 1,024,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 380,900 | 3700 | 7,548. | 484,800 | 869,400 | 869,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 381,100 | 3700 | 7,548. | 400,800 | 785,600 | 785,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 381,100 | 3700 | 7,548. | 368,500 | 753,300 | 753,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 381,100 | 3700 | 7,548. | 336,100 | 720,900 | 720,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 354,100 | 3700 | 7,548. | 329,700 | 687,500 | 687,500 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 275,100 | 3700 | 7,548. | 306,400 | 585,200 | 585,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 275,100 | 3700 | 7,548. | 291,500 | 570,300 | 570,300 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 00:21:44 |

## LAST REV

| Date | Time |
|---|---|
| 03/27/18 | 08:45:43 |

apro

## SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 9989

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MAJCHRZAK JEREM | 1453-29 | | 5/22/2014 | | 895,000 | No | No | | |
| PETRIE DANIEL G | 1354-56 | | 5/29/2008 | Change>Sale | 556,000 | No | No | | |
| DUSERICK WM - E | 1133-39 | | 9/30/1994 | | 267,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 82680 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/14/2015 | 1551 | Manual | 3,686 | | | | | |
| 11/7/2014 | 1515 | Manual | 2,625 | | | | | Air sealing and in |
| 9/28/2011 | 1198 | Redo Kit | 58,000 | C | | | | & MUDROOM / REPL 4 |
| 4/17/2009 | 249 | Wood Dec | 7,800 | | | | | |
| 5/27/2008 | 509 | Manual | 13,000 | | | G9 | GR FY09 | remodel 2 bedrooms |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 2/24/2018 | Meas/Inspect | HS | Hanne S |
| 5/7/2012 | Info Fm Prmt | BR | B Rossignol |
| 12/19/2008 | Measured | 372 | PATRIOT |
| 1/6/2000 | Inspected | 276 | PATRIOT |
| 12/16/1999 | Mailer Sent | | |
| 12/6/1999 | Measured | 243 | PATRIOT |
| 1/1/1982 | | KM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7548 | | Sq. Ft. | Site | | 0 | 80. | 0.86 | 9 | | | | | | | | | 517,153 | | | | | | 517,200 | |

Total AC/HA: 0.17328 | Total SF/SM: 7548 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 517,153 | Spl Credit | Total: 517,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1925 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G15 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.15995622 |
| Const Adj.: | 0.99742496 |
| Adj $ / SQ: | 150.406 |
| Other Features: | 90000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 527844 |
| Depreciation: | 24281 |
| Depreciated Total: | 503563 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 4 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

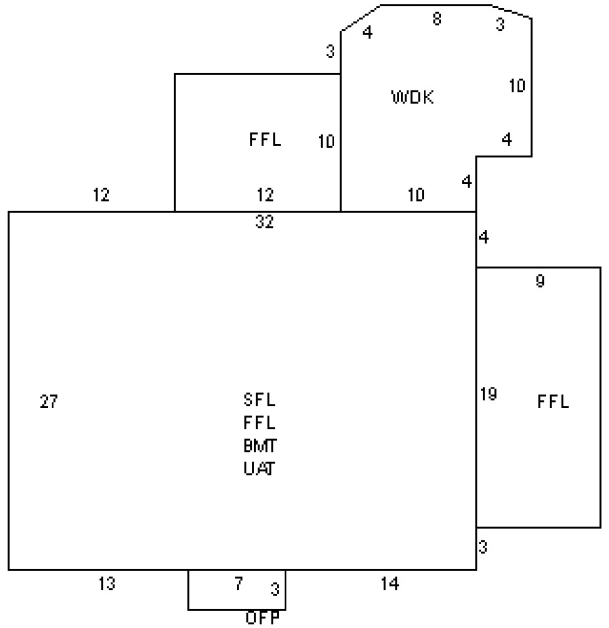
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 165.45 |
| Special Features: | 0 | Val/Su Net: | 149.21 |
| Final Total: | 503600 | Val/Su SzAd | 244.58 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,175 | 150.410 | 176,727 |
| BMT | Basement | 884 | 72.190 | 63,820 |
| SFL | Second Floor | 884 | 150.410 | 132,959 |
| UAT | Upper Attic | 221 | 60.160 | 13,296 |
| WDK | Deck | 190 | 11.230 | 2,134 |
| OFP | Open Porch | 21 | 43.890 | 922 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,375 | | | Total: | 389,858 |
| Size Ad | 2059 | Gross Are | 4038 | FinArea | 2501 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 50 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

128.0-0001-0016.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 12X20 | A | AV | 1925 | 25.42 | T | 40 | 101 | | | 3,700 | | | 3,700 |

| More: | N | Total Yard Items: | 3,700 | Total Special Featues: | | Total: | 3,700 |
|---|---|---|---|---|---|---|---|